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ARMSTRONG GORDON

& Company Limited
THE PROFESSIONAL PROPERTY AGENT [Est. 1947]



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ARMSTRONG GORDON



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G	13 G	35 F

COLERAINE

8 Lodge Road

BT52 1NB

Offers Over £169,000

028 7083 2000
www.armstronggordon.com

A substantial large four storey period property giving a huge square footage of presently residential accommodation. The property could be used for residential use as it is presently or subdivided into multiple units (STP) .The property maintains many of its original features and has original large ceilings and is in a good clean order through out. The property also benefits from owning a large double garage to the rear as well as owning a former unconverted original coach home to rear of property.

This property is located just as you turn left onto Lodge Road after Railway Road in Coleraine just opposite the Coleraine PSNI station.

ACCOMMODATION COMPRISES:

Entrance Porch:

With tiled floor.

Entrance Hall:

4'10 wide with original cornice and coving.

Separate w.c.:

With wash hand basin and tiled floor.

Lounge:

With tiled fireplace and hearth and mahogany wood surround, original cornice and coving. 14'9 x 12'7



Living Room:

With wall mounted electric fire (no remote) and built in cupboard. 12'0 x 10'1



Kitchen:

With stainless steel sink unit, high and low level built in units, space for cooker, plumbed for dishwasher and automatic washing machine, tiled floor. 11'3 x 10'1



FIRST FLOOR:

Landing:



Master Bedroom:

With original cornice and coving. 17'9 x 15'11



Bedroom 2:

With original tiled fireplace, original cornice and coving. 14'11 x 11'6



Bathroom:

With coloured suite comprising w.c., wash hand basin, bath, half tiled walls, tiled floor, hot press and immersion heater.

**SECOND FLOOR:****Bedroom 3:**

17'9 x 15'9

**Bedroom 4:**

14'10 x 11'5

**Shower Room:**

With w.c., wash hand basin, fully tiled walk in shower cubicle, light with shaver point, hot press.



THIRD FLOOR:

Bedroom 5:

With wood flooring. 17'6 x 9'10



Bedroom 6:

11'0 x 8'10



EXTERIOR FEATURES:

Outside to rear there is a large concrete yard and separate utility room building with stainless steel sink unit, low level units and extractor fan. 10'7 x 6'9 There is an old coach house including garage area over 2 floors. 16'8 x 13'11 on each floor. There are an additional 2 garages 17'0 x 15'9 with wooden garage doors.



SPECIAL FEATURES:

- ** Partial Oil Fired Central Heating
- ** Double Garage To Rear
- ** Coach House To Rear With Additional Garage
- ** Separate Utility Room Building
- ** Built Circa 1879
- ** Grade 2 Listed Building

CAPITAL VALUE:

£180,000 (Rates: £1,541.34)

TENURE:

Freehold

